

**179 Pleasant Street**

**LUHD-416**

**Work Session**

**LUHD-416**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Dec 17, 2021**Applicant**

Carla Goodknight  
carla@cjarchitects.net  
233 Vaughan Street  
Suite 101  
Portsmouth, NH 03801  
6034312808

**Location**

179 PLEASANT ST  
Portsmouth, NH 03801

**Owner:**

Mill Pond View LLC  
179 PLEASANT ST PORTSMOUTH, NH 03801

**Application Type****Please select application type from the drop down menu below**

Work Session

**Alternative Project Address**

--

**Project Information****Brief Description of Proposed Work**

Work Session to review minor changes to a previous approval and current structural findings.

**Description of Proposed Work (Planning Staff)**

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**Project Representatives****Relationship to Project**

Architect

**If you selected "Other", please state relationship to project.**

--

**Full Name (First and Last)**

Carla Goodknight

**Business Name (if applicable)**

CJ Architects

**Mailing Address (Street)**

233 Vaughan Street, Suite 101

**City/Town**

Portsmouth

**State**

New Hampshire

**Zip Code**

03801

**Phone**

603 431 2808

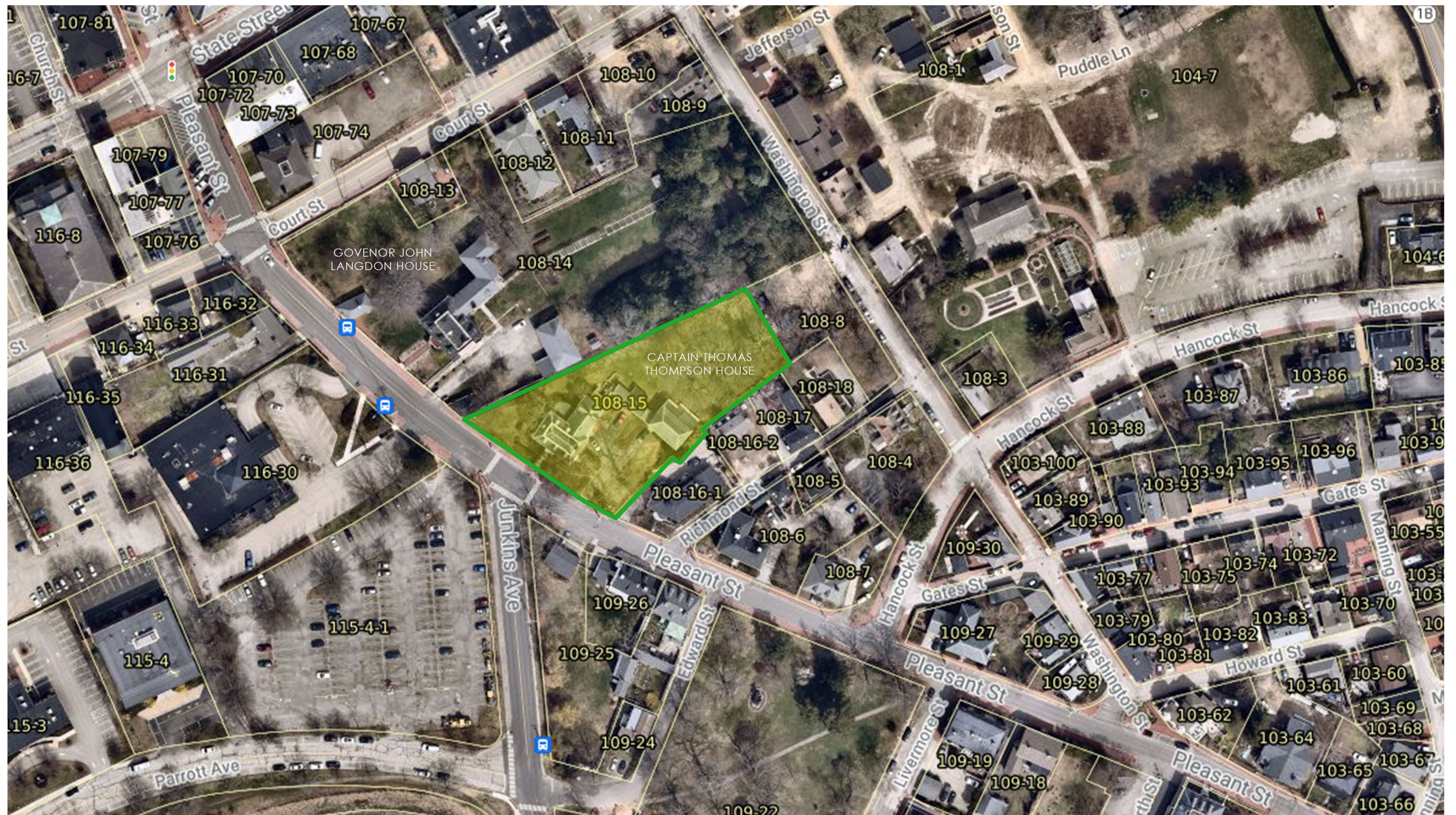
**Email Address**

carla@cjarchitects.net

**Acknowledgement****I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction****I hereby certify that as the applicant for permit, I am**

Other





179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW

HDC WORK SESSION APPLICATION TO AMEND PREVIOUS APPROVAL: JANUARY 5, 2022



# 1.0



LETTER OF AGENDA

We respectfully submit this Application for a Work Session to review our upcoming Application for Amended Approval. The current HDC Approval was granted to the prior owner.

The Captain Thomas Thompson House was purchased in August 2021. The new owners are in the early stages of researching and evaluating this Historic Portsmouth structure. We are working closely with the Portsmouth planning department, Gorham Structural Engineering, and currently interviewing historic preservation experts to join our team.

At this time, the team is primarily focusing all efforts on the Historic Thompson House. As the project unfolds, we have identified the following items for your consideration:

- 1) Review of the Property timeline and evolution.
- 2) Review of existing conditions not shown/documented on prior approval.
- 3) Request to remove an angle bay addition to the back of the Annex and replace it with a 7'-6" x 10'-6" single story space with a shed roof.
- 4) Request to redesign the single story 1982 radial addition and porch conversion.
- 5) Review of structural modifications revealed during demolition of finishes on the third floor. These structural changes and subsequent interior finish work were permitted and installed in 1988 throughout the third floor of the main house.
- 6) Review of the condition of first floor structural beams and masonry supports.

Thank you for your consideration.  
Sincerely,



Carla Goodknight, AIA, NCARB  
Principal, CJ Architects

179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

- 1780's:** Captain Thomas Thompson House is Constructed (same time period John Langdon built his house next door)
  - 1859:** Mark H. Wentworth purchased the house from the Thompson Family and made several Victorian improvements
  - 1903:** Mark H. Wentworth passed away and leaves the house to his daughter Susan J. Wentworth
  - 1940:** Susan J. Wentworth passed away and the house is owned by several people
  - 1962:** Doctors office is approved and built in carriage house
  - 1978:** Kitchen added to the apartment in main house, apartment was used as housekeeper quarters.
  - 1979:** 10 x 16 addition added as "carport" to rear of connector building
  - 1979:** Single family house was approved as "duplex"
  - 1980:** Remodel 2nd floor bathroom
  - 1981:** Remodel kitchen and add kitchen powder room, remodel 2 other bathrooms in house
  - 1982:** Sun porch was added as 3 season structure, was a garden terrace prior
  - 1983:** Widows walk was reproduced,only on the front of the building
  - 1983:** Apartment was remodeled in main house
  - 1984:** Widows walk was expanded to all four sides of the house
  - 1986:** The lot was sub-divided into 2 lots 179 & 181 (This is not clear)
  - 1986:** Carriage house was remodeled and expanded upon
  - 1988:** Sun porch was reroofed, and door added from main house to access roof top
  - 1988:** 3rd floor of main house was extensively renovated and finished with new living space, skylights added
  - 2003:** Lot line adjustment on right side of 181
  - 2005:** Lots 179 &181 are voluntarily merged
  - 2014:** Widows walk completely reproduced on all 4 sides
  - 2018:** Larger garage door was installed in carriage house and misc. in-fill framing
  - 2018:** Section of wooden fence was replaced on the front only
  - 2019:** HDC Certificate of Approval granted for renovations and expansions
  - 2020:** 1-year extension granted for HDC Certificate of Approval granted for renovations and expansions
  - 2020:** Flooring in carriage house was removed and stored
  - 2021:** [New Ownership](#)
  - 2021:** [Permit Issued for nonstructural demolition](#)
- Property Research Sources:**

  - Portsmouth Athenaeum
  - Portsmouth Permitting Archives

PROPERTY TIMELINE

HDC WORK SESSION TO AMEND PREVIOUS APPROVAL: JANUARY 5, 2022







1. PARTIAL NORTH ELEVATION (RIGHT SIDE)



2. WEST ELEVATION (FRONT)



3. SOUTH ELEVATION (LEFT SIDE)



4. PARTIAL NORTH ELEVATION (RIGHT SIDE)



5. EAST ELEVATION (REAR)



6. CONNECTOR SOUTH ELEVATION (LEFT SIDE)

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PORTSMOUTH, NEW HAMPSHIRE

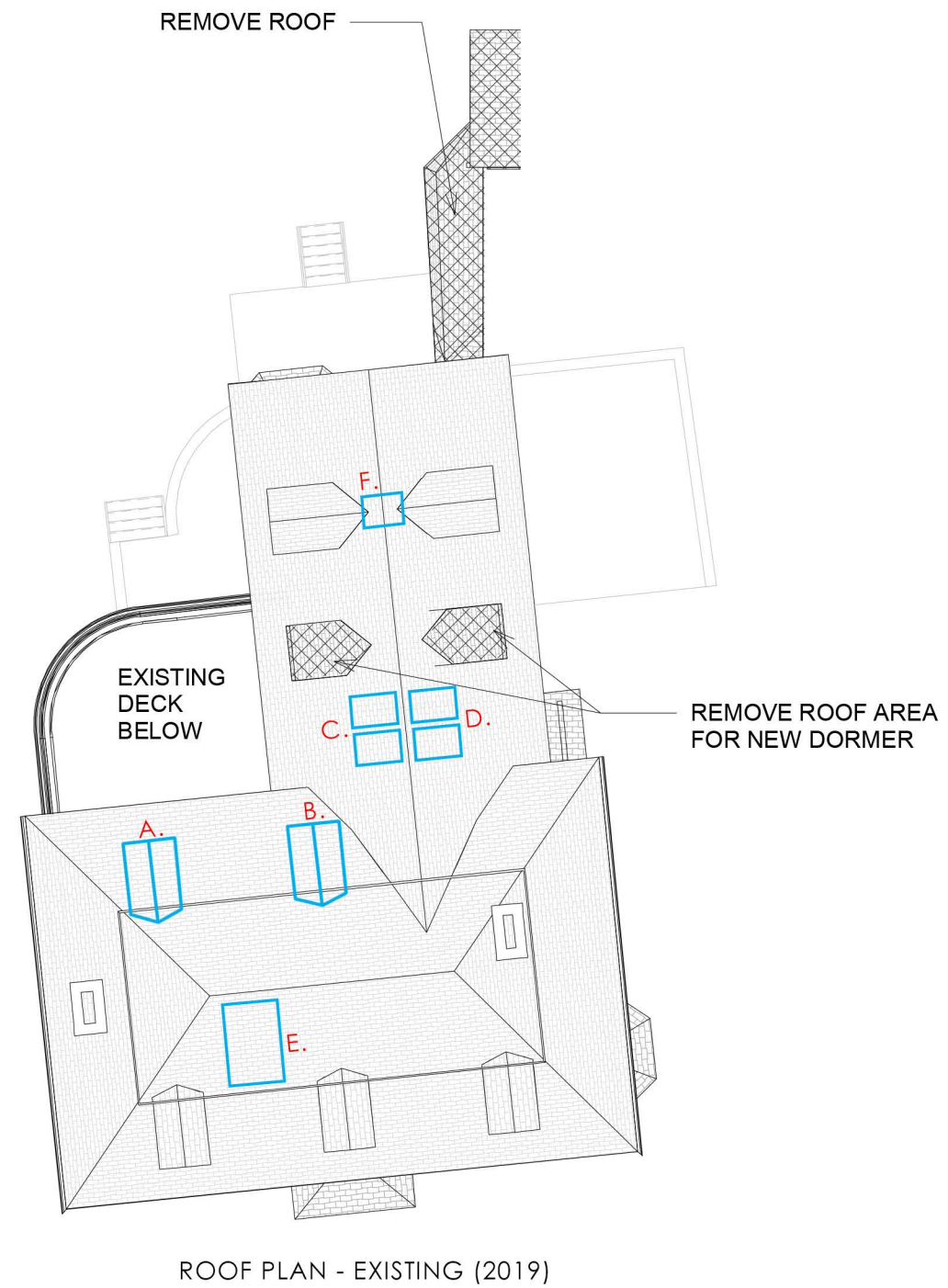
# EXISTING ELEVATIONS

HDC WORK SESSION APPLICATION TO AMEND PREVIOUS APPROVAL: JANUARY 5, 2022



2.0





179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

EXISTING CONDITION FINDINGS  
NOT SHOWN IN PREVIOUS APPROVAL DOCUMENTS  
HDC WORK SESSION APPLICATION TO AMEND PREVIOUS APPROVAL: JANUARY 5, 2022



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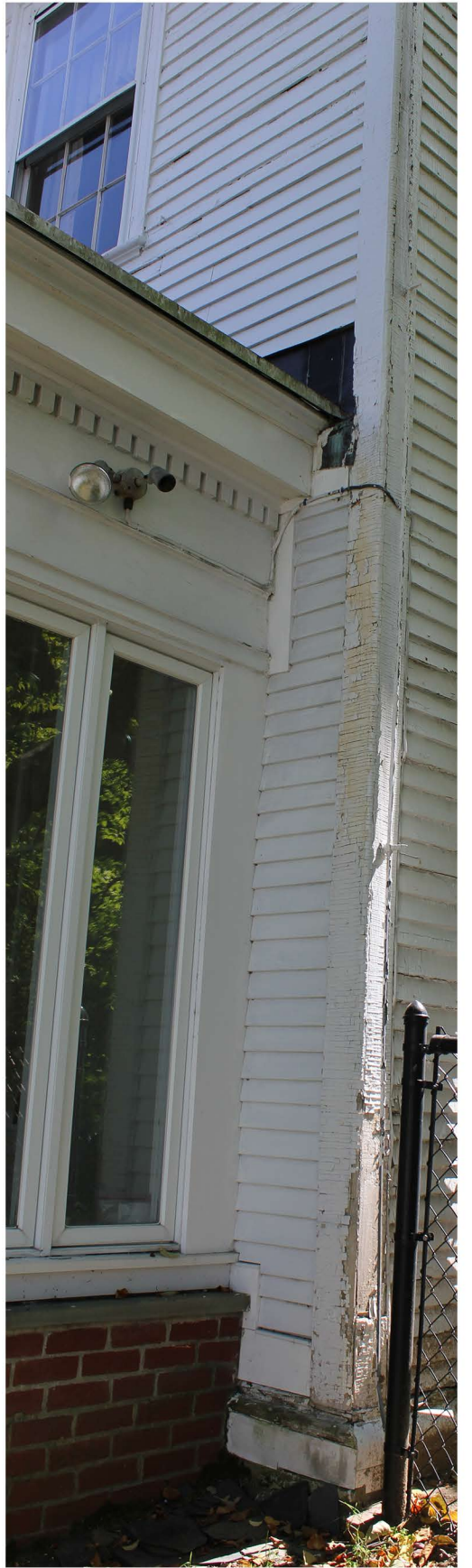
179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

EXISTING CONDITION FINDINGS  
ANNEX AND ANGLED BAY  
HDC WORK SESSION APPLICATION TO AMEND PREVIOUS APPROVAL: JANUARY 5, 2022



3.1





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PORTSMOUTH, NEW HAMPSHIRE

## EXISTING CONDITION FINDINGS

1982 RADIAL ADDITION

HDC WORK SESSION APPLICATION TO AMEND PREVIOUS APPROVAL: JANUARY 5, 2022



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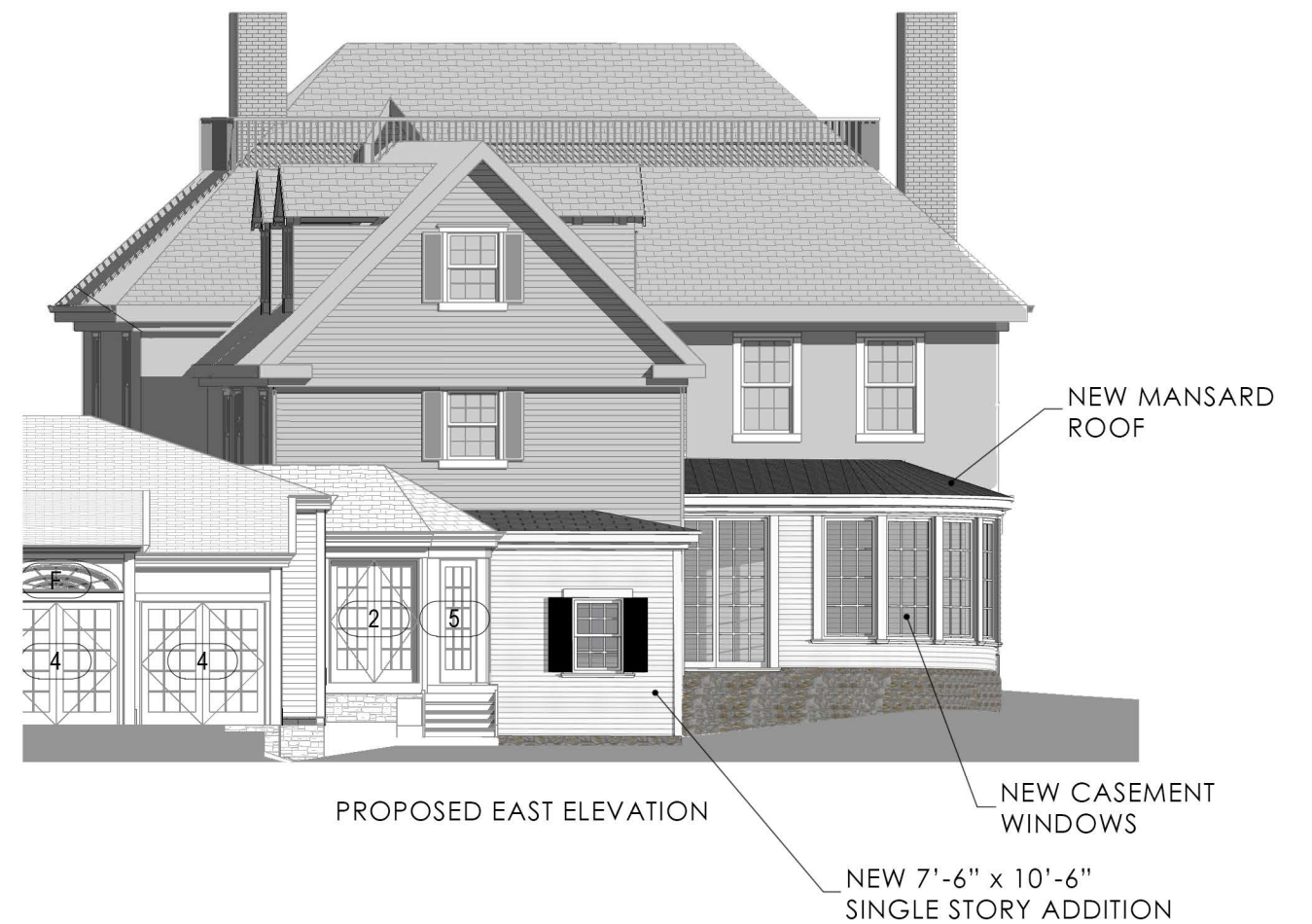


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PORTSMOUTH, NEW HAMPSHIRE

EXISTING CONDITION FINDINGS  
HISTORICAL WINDOW AT ANNEX INTERSECTION  
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PORTSMOUTH, NEW HAMPSHIRE

## PROPOSED EAST ELEVATION (REAR)

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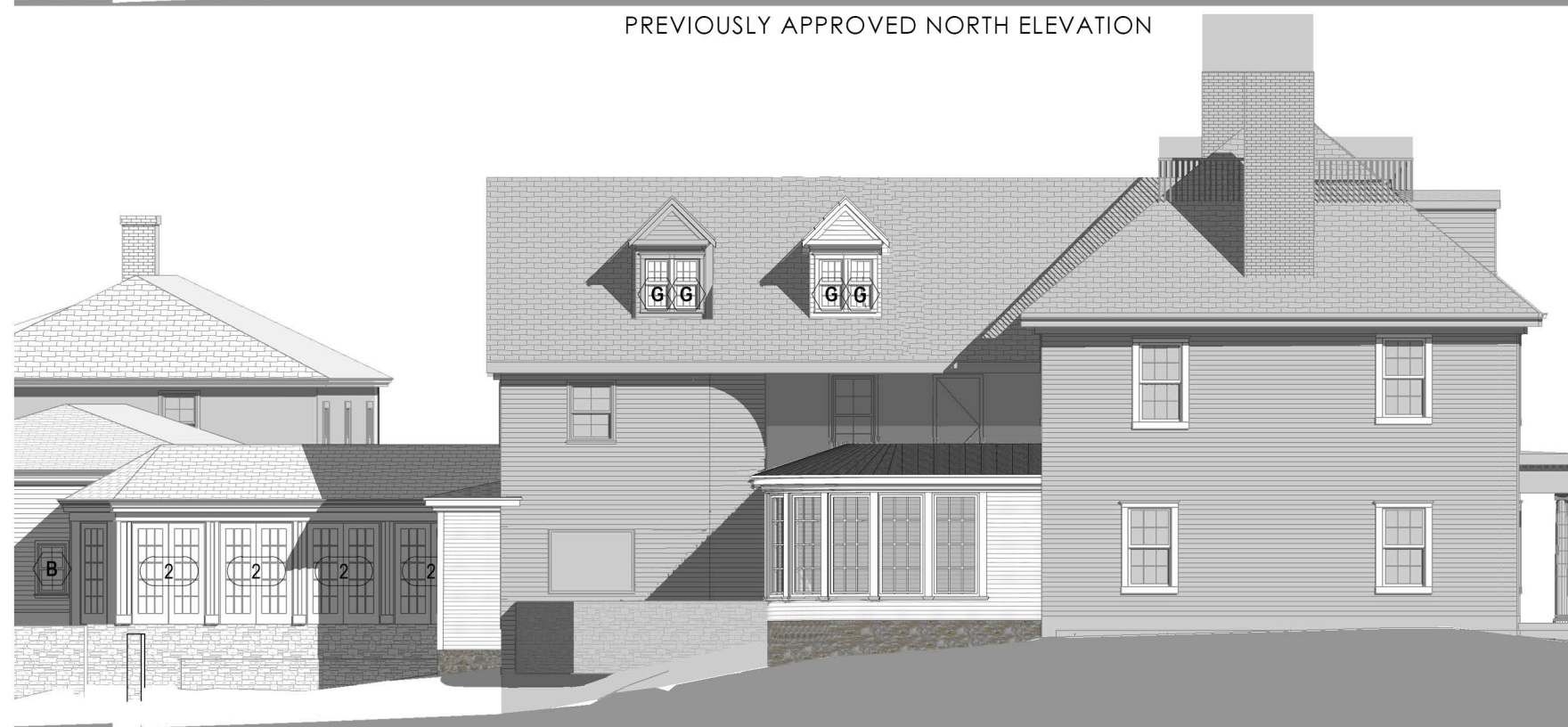


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PREVIOUSLY APPROVED NORTH ELEVATION



PROPOSED NORTH ELEVATION

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## PROPOSED NORTH ELEVATION (RIGHT SIDE)

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PREVIOUSLY APPROVED VIEW FROM NORTH EAST



PROPOSED VIEW FROM NORTH EAST

179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM NORTH EAST

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5.0





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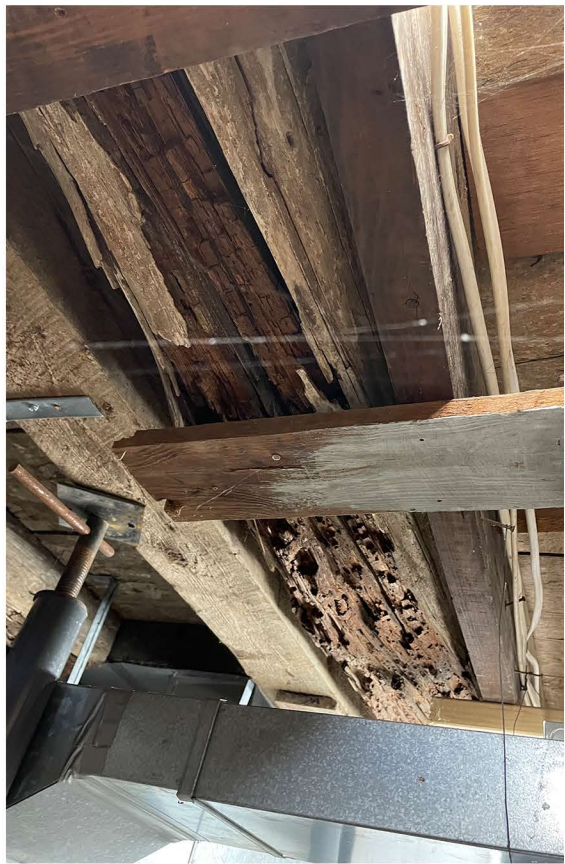
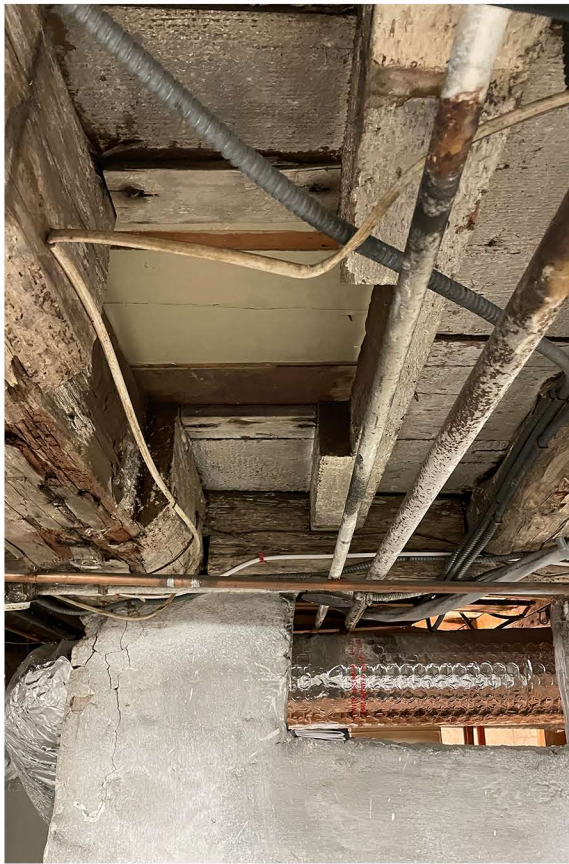
## SELECTIVE DEMOLITION FINDINGS 1988 3RD FLOOR RENOVATION

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6.0





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STRUCTURAL FINDINGS  
ORIGINAL STRUCTURE

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